

## SHOP TOOLS, SHELVING, HAND & POWER TOOLS, LIVESTOCK & ACREAGE EQUIPMENT AND MUCH MORE!

**SHOP EQUIPMENT:** Hotsy Portable Cold Water Pressure Washer, Honda 9HP Gas Engine, 2500PSI, 3.2 Gallon/Minute, Hose & Spray Wand. Complete Acetylene Torch Set on Cart with Smith Gauges & Torch; (2) Dual Light Tripod Shop Lights; 2-Ton Hydraulic Floor Jack; Clarke Turbo Weld 100EN Portable Wire Feed Welder with Leads 7 Gun; John Deere Agricultural O-Ring Set; (3) Metal Portable Tool Boxes; Campbell-Hausfeld Portable Electric Air Compressor; Graco Model 390ST Portable Electric Paint Sprayer with Gun; 2-Gallon Hand Sprayer; Parmak 12V Electric Fence Charger; Heavy Duty Ratchet Straps; Simer Submersible Utility Pump; Commercial Mop Bucket on Wheels; DeVair Model TAPV-5052 Vertical Air Compressor, 5HP, Single Phase Electric Motor, 80-Gallon Tank; Electric Cleaner Portable Barn Vac; (2) Submersible Pumps; Mercury Vapor Overhead Lights; Large Mercury Vapor Light Bulbs; Misc 1-5 Gallon Fuel Cans; Set of Car Ramps; Portable Air Bubble; Hi-Lift Jack; Sears Craftsman Professional 12-Gallon Wet/Dry Vac on Cart; LP Gas BBQ Grill Tanks; 7' Aluminum Folding ATV Ramps; 24' Aluminum Extension Ladder; Radius Model RWB34 Commercial Walk-Behind Floor Sweeper; Cushman Heavy Duty Cable-Type A-Frame Lift Hoist (Like New); Dyna-Glo Workhorse Portable 400,000 BTU Kerosene Fired Heater; TempaCure 44" Fan; Autumair 24" Pedestal Fan; Heavy Duty 2-Wheel Cart; Heat Buster 42" Electric Fan on Wheels; Heavy Duty 4-Wheel Freight Cart.

### SHELVING:

(2) 2-Section Heavy Duty Steel Storage Racks with (3) Shelves Each; (5) Sections of Heavy Duty Steel Shelving.

### HAND & POWER TOOLS:

Several Hand Staplers; Remington Ram Set; Sears Craftsman & Air Plus 3/8" Air Impact Wrenches; Sears Craftsman 15-Gauge Angle Finish Air Angler; Skil Electric Jig Saw; Porter Cable Heavy Duty Electric Belt Sander with Saw Dust Bag; Sears Craftsman Heavy Duty 9" Angle Grinder; DeWalt Model DW304 Electric Sawsall; Bostitch Model N95RHN Heavy Duty Round Head Air Nailer (Like New); DeWalt 4-Piece Cordless 18V Set with (2) Chargers & (4) Batteries; Skil Saw Electric Steel Chop Saw; Makita Heavy Duty Electric Sawsall with Case (Like New); Delta Sidekick 8 1/4" Portable Table Saw; Makita Model LS1011 10" Electric Mitre Saw; Pro-Tech Portable Electric Mitre Saw; Sears Craftsman Electric Buffer; Dormeyer Electric Hand Saw with Metal Case; Several Levels (Aluminum & Plastic); 3' Aluminum Concrete Hoe; Sears Craftsman 4 1/2" Electric Angle Grinder.

### ACREAGE & LIVESTOCK EQUIPMENT:

3-Spear Bale Spear Attachment for Skidloaders; John Deere 3-Spear Bale Attachment for Loaders; Hoelscher Model 100 8-Pack Bale Pick Up Attachment for Skidloaders with Hydraulic Spears, SN# 01282; Ingersoll-Rand Bobcat Model "Sweeper 72" Hydraulic Drive Sweeper Attachment for Skidloaders, SN# 783708511; Grain-O-Vator 10 Small Steel Auger Wagon, Rear Auger Unload, PTO Drive; (2) 12' & 14' Hay Wagons on John Deere 953 Gears; Bison Model NHVH242XHD Heavy Duty 3-Point Blade, 8' Width, Hydraulic 8-Way with (1) Cylinder; Several Steel Horse Hay Feeders; Round Bale Feeder; Several Steel Sliding Hose Gates; Misc Steel T-Posts & Electric Fence Posts; Ritchie Steel Cattle Waterers; Heavy Duty Steel Cattle Panels; Snow Fence (Approx 10 Rolls); 12' & 24' Auger Bits for Skidloaders; 36" Auger Bit Attachment; (5) Concrete Fenceline Feed Bunks; (2) Steel Framed Plastic Lined Cattle Feeders; (2) 300-Gallon Fuel Barrels on Stands; 1,000 Gallon Fuel Barrel with Legs; Fill-Rite 110V Electric Pump; (6) Portable Wood Horse Stalls with Metal Gates; Heavy Duty Steel Calf Roping Chute Set-up with Quick Release Head Gate; 10'12' & 16' Heavy Duty Corral Panels; Bucket of Heavy Duty Steer Wrestling Horn Pad Safety Items; (2) Calf Roping Practice Cattle; 12' 4-Wheel Hay Wagon on John Deere Gear; Several Wall-Mount Hay Feeders.

### BUGGY:

Yoder Wagon Works Solid Oak 2-Seat Buggy, 4-Person, Front & Rear Under Seat Storage Compartments, Spring Ride Carriage, Single Horse Hitch, Like New Condition.



### TABLES &

### CHAIRS:

Approx (95) Chrome Craft Padded Stacking Chairs; (17) 3'x4' Solid Wood

Topped Tables with Steel Legs; (1) 60" Round Solid Wood Topped Tables with Steel Legs; 42" Round Oak Single Pedestal Table with (5) Pressed Back Oak Chairs with Cane Seats; (3) Swivel Top Metal Bar Stools with Cast Iron Seats.

### DÉCOR:

(2) Old Antique Oxon Yolks; Old Antique 2-Man Saw; Old Antique 2-Horse Wagon Double Tree; Several Old Lariat Ropes.

### APPLIANCES & STAINLESS STEEL SINK:

Perlick 2-Door Reach-In Bottle Cooler; Eagle Stainless Steel Ice Bin; Kenmore Apartment Size Refrigerator; (2) Large Coolers; 10' Commercial Stainless Steel Sink with Deep Tub & Shallow Tub, Faucet & Lower & Upper Shelves.

### MISC:

Assortment of Christmas Yard Décor; Old Corner Wood Desk; Commercial Mop Bucket; Honda Passport Antique Gas Scooter, 3,356 Miles; Several Motorcycle & Go-Cart Safety Helmets.

## Mark Your Calendar Now!

### AUCTIONEER'S NOTE:

Make your plans now to attend this Super High Quality and Interesting Estate Auction. Due to the Death of Dave Fulkerson, Double D Farms have ceased their Operations and are offering their Super High Quality & Improved Real Estate, Home Furnishings and Farm & Acreage Equipment for your price at Public Auction. This is a Complete Liquidation – nothing is held back and it all goes – Wall to Wall! For Further Information, Brochure, Hundreds of Photos or Your Private Tour of this Wonderful Facility, Please Contact the Auction Company or visit the web site at [www.nitzauCTIONS.com](http://www.nitzauCTIONS.com). Lunch & Restrooms all 3 days. Come and Enjoy the Weekend with us and the Fulkerson Family!

## DOUBLE D FARMS & DAVE FULKERSON ESTATE DIEDERIKE (DICKIE) FULKERSON – SELLER & PR

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**jack**  
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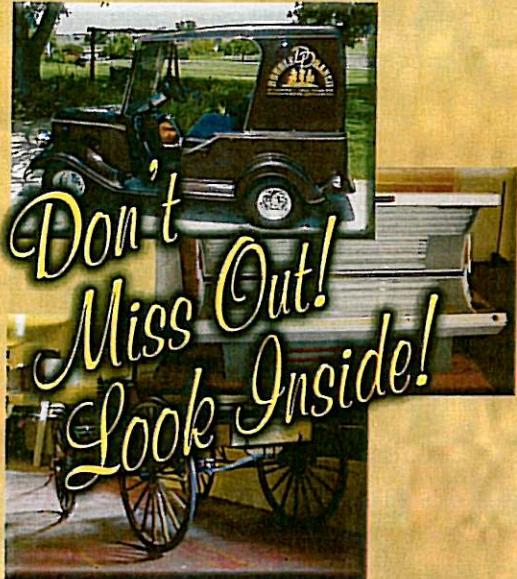


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HUGE 3-DAY SUPER HIGH QUALITY REAL ESTATE & PERSONAL PROPERTY

# auction

FRIDAY - SATURDAY - SUNDAY  
**August 24, 25, & 26, 2012**



SUPER HIGH QUALITY EXECUTIVE HOME WITH PRIVATE LAKE - SUPER HIGH QUALITY EQUESTRIAN  
CENTER FACILITIES - SUPER HIGH QUALITY 2<sup>nd</sup> HOME AND 20+ ACRE BUILDING SPOT



**75 ACRES SELLING IN 4 TRACTS - ASHLAND, NEBRASKA**



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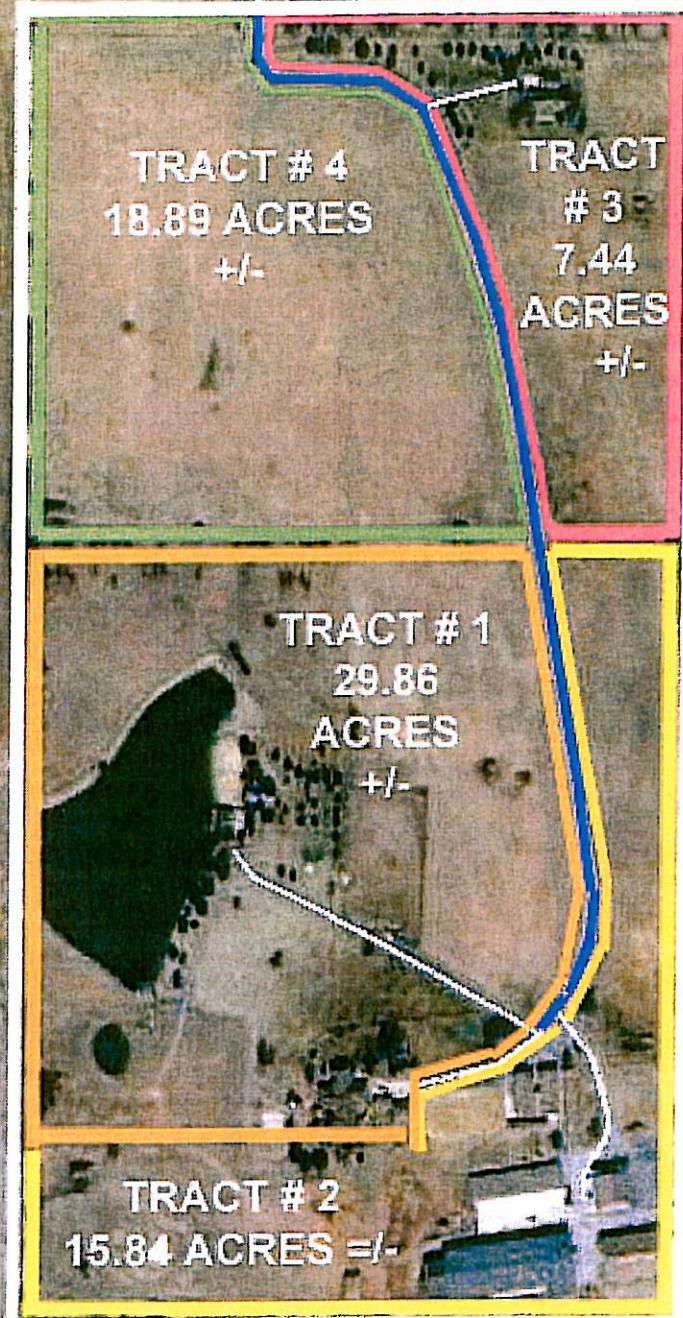
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**Tract #1 - Room Dimensions and Features**

**Double D Farms Auction - Real Estate Friday, August 24, 2012 10:00 a.m.**

\*\*\*All Auction Day Terms & how Tracts are selling provided in separate brochure, please ask for one if you did not receive one, thank you.



**MAIN HOUSE** (Built in 1974, Kitchen & Great Room Addition done in Approximately 2001)  
**MASTER BEDROOM:** 17'x22'  
Carpet & Lighted Ceiling Fan, Small Wood Burning Antique-Looking Stove, Walk-In Closet-6'6", Full Bath with Heated Tile Floor, Large 2-Person Whirlpool Tub, Shower, Double Sink with Solid Surface (Corian) Counter-Tops, Large Double Mirrors, Vanity.

**MEN'S MASTER BATH & CLOSET:** 5'x18'6"  
Off Master Bedroom, Walk-In Closet - 6'6"x11'6" (Built-Ins), Huge Walk-In Shower with Tile Floor, Solid (Corian) Surface Counter-Tops with Sink, Heated Tile Floors.



**SOUTHEAST BEDROOM:** 10'x14'8"  
Carpet & Light, Double Closets, Jack & Jill Full-Bath with Tub-Shower-Stool & Double Sink.

**2ND BEDROOM:** 9'10"x11'4"  
Carpet & Lighted Ceiling Fan, Single Closet, Jack & Jill Bath shared with SE Bedroom.

**LAUNDRY ROOM:** 6'4"x9' & 4'x12'7"  
Tile Floor, Washer & Dryer Hookups, Sink, Oak Cabinets Above Washer & Dryer & Sink.

**1/2 BATH BY KITCHEN/LIVING ROOM:** Granite Countertops, Sink & Stool, Oak Floors.

**GREAT ROOM:** 21'x29'

Vaulted Ceiling, Wide Board Oak Floors, Large Stone Gas Log Fireplace, North Wall Full of Windows, Sliding Glass Patio Doors.



**KITCHEN:** 20'x29'  
Wide Board Oak Floors, Solid Maple Cabinets, Granite Countertops, 5'x11' Walk-In Pantry, Built-In Media Center, Viking Commercial Stainless Steel Built-In Gas Range/Oven, Viking Commercial Stainless Steel Built-In Steamer Drawer, Viking Professional Stainless Steel Built-In Wall Thermal Convection Wall Oven, GE Monogram Stainless Steel Built-In Wall Oven with Digital Controls, Sub Zero Commercial Built-In Stainless Steel Refrigerator with Lower Drawer-Type Freezer, 57"x91" Island with Granite Countertops, Dual Stainless Steel Sink, (2) Built-In Dishwasher, Garbage Disposal, L-Shaped Cabinet/Bar Set with Maple Cabinets, (2) Separate Stainless Steel Sinks, (1) with Garbage Disposal, 2-Drawer Built-In Refrigerator Drawers, Built-In Ice Maker.



**LIVING ROOM/VIDEO ROOM:** 16'x44'  
Huge Stone Fireplace, Wide Board Oak Floors, Built-In Cabinets & Bookcases, Stewart 100" Projection Screen TV with Sharp Vision Ceiling Mounted Monitor with Remote, (6) Large Picture Windows & Patio Door.

**ENCLOSED ATTACHED POOL AREA:** 41'8"x70' & 9'5"x29'8"  
Elevated Sitting Area, 1/4 Bath with Shower, Stool & Sink, Bar Area with Scotsman Ice Maker, Sink & Built-In Cabinets, 22'x40' Pool with 10' Deep End, Diving Board, Moveable Retractable Pool Cover & Steps with Handrail, 7'x7' Hot Tub with Steps & Hand Rail, Control Room with Pumps & Filters, Commercial Boiler for Temperature Control, Patio Doors to Outside Deck, Brick Pillar & Oak Plank Safety Rail.



**BASEMENT/LOWER LEVEL OF HOME**

**L-SHAPED BAR/ENTERTAINMENT ROOM:** 16'x26'7"

Narrow Board Oak Floors, Patio Doors, Huge U-Shaped Oak Bar with Brass Footrests, Matching Back Bar with Mirrors, Built-In Dishwasher, Small Refrigerator & 1-Keg Keg Cooler, Sink, 4-Tap Beer/Soda Head, Separate Oak Bar with Brass Footrests, 13'4"x46'7" & 5'x10'5" Recessed Area for Poker Table, Carpet, Brick Fireplace.



**STORAGE ROOM:** 27'9"x28'6"

Concrete Floors, Insulated, Fluorescent Lights.

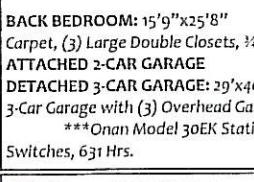
\*\* (3) Furnaces - (1) for New Part, (1) for Old Part & (1) for East Part\*\*

**BACK BEDROOM:**

Carpet & Lighted Ceiling Fan, Large Closet, Master Bathroom with 2-Person Shower with Dual Heads, Privacy Toilet, Double Sink with Corian Countertops, Large Mirror, Built-In Oak Cabinets.

**VIDEO ROOM:** 14'3"x17'

Carpet, Large Built-In Oak Cabinets, (3) Large Closet Doors.



**BACK BEDROOM:** 15'9"x25'8"

Carpet, (3) Large Double Closets, 1/4 Bath with Shower, 4'8"x8'8" Steam Room with Tile Floor & Separate Shower.

**ATTACHED 2-CAR GARAGE**

**DETACHED 3-CAR GARAGE:** 29'x40'

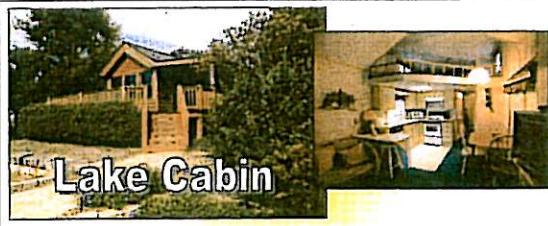
3-Car Garage with (3) Overhead Garage Doors & (1) Walk-In Door.

\*\*\*Onan Model 30EK Stationary Generator Set, 6-Cylinder Ford Industrial Gas Engine with Electric Start, 30KVA Generator, Several Master Switches, 631 Hrs.



**Boat House**

**BOAT HOUSE:** 20'5x40'6"  
12'6"x43'6" Deck over Water, Glass Patio Doors out to Deck, Shore Station Boat Lift, Full Bath with Tub & Shower, Large Gas Log Fireplace (Stone), Pine Floors.



**Lake Cabin**

**LAKE CABIN:** 12'X44'6"  
10'x44'6" Sloped Deck Cover, 9'4"x10'7" Enclosed Sun Porch, Loft Bedroom, Master Bedroom with Closet, Full Bath with Tub & Shower Full Kitchen with Stove Built-In Dishwasher, Breakfast Bar with (2) Stools, 10'30' Deck with 8'x10' Back Area.

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#### MAIN RIDING ARENA BUILDING

**FRONT ENTERTAINMENT AREA:** 44' x 108'  
False Front Buildings Décor, 16'x36' Longhorn Saloon Building, Bar Area & Restroom, Full Concrete Floor, Lighting, Central Air Conditioning & Radiant Heat (LP Gas), 26'x58' Addition to South Side with Kitchen Area & (2) Restroom Facilities (Men's & Women's).

**MAIN RIDING ARENA:** 108' x 202'  
Full Dirt Floor, Steel Clear Span, Insulated Walls & Ceiling, Vapor Lighting, LP Gas-Fired Overhead Radiant Heat, 5' Steel Gates All Around  
(4) Large Exhaust Fans, (4) Exit Doors, Heavy Duty Commercial.

**WEST ADDITION:** 40' x 68'  
Full Concrete Floor, Insulated Walls & Ceiling, Lights, Walk-In Door, 13'x14' Insulated Overhead Door.

#### SHOP BUILDING

12'x40' Front Area for Office, Full Concrete Floor, Amana Electric Heater/Air Conditioning Combo Unit.

40'x62' Shop Area, Full Concrete Floor, Insulated & Steel Lined Interior, (3) Large Storage Areas with Lofts & Built-In Shelves & Lighting, (2) 16'x12' High Overhead Doors (No Openers). South Storage 12'x40', Full Concrete Floor, 10'x10' Overhead Door, Lights. East Storage Area 29'6"x86', Full Concrete Floor, Lights, (3) 12'6" High x 18' Wide Overhead Doors with Electric Openers.

30'x12' Loft for Storage.

#### SOUTHEAST STORAGE BUILDING

60'x120' Wood Pole Building.

15'x120' Lean-To on South Side (Dirt Floor).

15'120' Lean-To on North Side with Asphalt Floor, Natural Roof Light, 15'7" Sliding Door on North, 14'x20' Overhead Door with Electric Opener.

#### CONCRETE BLOCK BUILDING

28'x50' - Concrete Block Walls, Wood Truss Roof with Shingles, 7 1/4' T x 16' Overhead Door  
Full Concrete Floor.

#### BLOCK PUMP HOUSE

12'x12' - Metal Roof, US Motors 40HP Electric Well Pump, HT Quiet Transformer (50KVA), Rotary Phase Converter with 60HP Electric Motor, Joslyn Carter Electric Five Pump Controller Panel Electric Heater with Thermostat.

#### MULTI-PURPOSE BUILDING

76'W x 177'L with 16' x 128' Lean-To with Concrete Floor & 18'x 49' Southwest Enclosed Addition 60' x 177' Interior Finished Area, Full Concrete Floor, Wood Walls, (22) 8' Fluorescent Lights, (2) 14' x 20' Overhead Doors with Electric Overhead Openers, (4) Side Storage Rooms, Restroom Area, Pine Finished Rec-Room Area.

#### EAST MAIN OFFICE

36' x 82' - Wood Framed, Steel Siding & Roof, Front Foyer/Reception Area 12'7" x 22'7"

1ST OFFICE: 12' x 18'6"

Carpet & Lighted

2ND OFFICE: 12' x 17'6"

Carpet & Lighted

3RD OFFICE: 12' x 13'

Carpet & Lighted

4TH OFFICE: 12' x 13'

Carpet & Lighted

BREAK ROOM/KITCHEN: 12'7" x 13'

Built-In Wood Cabinets, Sink

STORAGE ROOM: 11'6" x 12'

HALLWAY: 9'10" x 38'6"

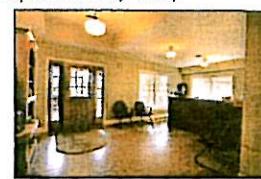
Laminate Wood Flooring

RECEPTION AREA: 22'6" x 24'8"

Laminate Wood Flooring

DAVE'S OFFICE: 12' x 24'6"

Carpet, Large Windows, Small Conference Area



#### WEST OFFICE

NORTH END OF BUILDING (OFFICE): 17'4" x 22'3"

Gas Log Brick Fireplace, Large Square Tile Floor

BATHROOM: 1/2 Bath with Shower

SMALL UTILITY ROOM

HORSE BARN AREA: 35' x 64'

(7) Horse Stalls, Concrete Alleyway, (3) Overhead Doors, Sliding Steel Gates, Lights in Each Stall Heavy Duty Feeders & Bucket Holders in Each Stall, Water, Door & Lights

TACK ROOM: 12' x 13'10"



TRAIN DEPOT 11'3" x 8'9"



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**Auctioneers and Land Brokers**

Listing Agent: Jay Nitz (Cell) 720-2541

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**Guest Home**

**FRONT ROOM:** 23'6" x 24'  
 Narrow Board Oak Floors & Berber Carpet, Cathedral Ceiling, Brick Gas-Log Fireplace, Large Windows.  
**KITCHEN:** 18' x 15'6"  
 Oak Cabinets & Narrow Board Oak Floors, Built-In Dishwasher, Microwave & Oven, 4'3" x 5'8" Island.  
**MASTER BEDROOM:** 16' x 19'10"  
 Carpet, Cathedral Ceiling with Lighted Ceiling Fan, Glass French Doors to Master Bath, Gas Log Fireplace, 10' x 13' Walk-In Closet with Built-Ins., Master Bath with 2-Person Whirlpool Tub, Tile Floors, Privacy Stool, Double Sink with Corian Counter-Tops & Large Mirror, Bench Alcove Picture Window Area.



**BEDROOM #1:** 10'6" x 11'11"  
 Oak Floors, Lighted Ceiling Fan, Large Closet.  
**BATHROOM:**  
 Full Bath with Tub & Shower, Oak Cabinets, Linoleum Floor.  
**BEDROOM #2:** 11'11" x 12'  
 Oak Floors, Lighted Ceiling Fan, Large Closet.  
**MAIN FLOOR LAUNDRY:** 12'4" x 7'6"  
 Shower, Stool & Sink, Linoleum, Laundry Hookups.



**BALCONY OFFICE/BEDROOM:** 7'6" x 13'  
 Carpet  
**UPSTAIRS BEDROOM:** 16' x 20'4"  
 Carpet, Lighted Ceiling Fan, Large Closet.  
**BASEMENT REC ROOM:** 16'3" x 23'  
 Carpet, Kenwood 60" Flat Screen TV, (2) Large Closets.  
**STORAGE ROOM:** 7'5" x 7'10"  
 Built-In Sauna, (2) Furnaces, (2) Water Heaters, (3) Pressure Tanks, Water Softener, 200 Amp Main Breaker Panel 100 Amp Auxiliary Panel.

**GARAGE:** 24'6" x 36'6"

Full Concrete Floor, A(2) Electric Overhead Openers with 7'x9' Doors, Floor Drains, (1) Walk-In Door, (1) Electric Heater, (3) Fluorescent Lights.

**YEAR BUILT:** 1987**LIVING AREA:** Approximately 2500 Square Feet**Tract #4 - 20 Acre Building Site/Pasture****Double D Farms Auction - Real Estate Friday, August 24, 2012 10:00 a.m.**

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Approximately 20 acres of land ideal for your new dream home or mini Acreage site. Nearly all the perimeter is fenced with permanent steel fencing with 2 access gates. This property is also surrounded on the North and East sides by a paved access road directly off the Highway. The views are Excellent and the possibilities are endless as you explore your plans for your dream home.

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